HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2013

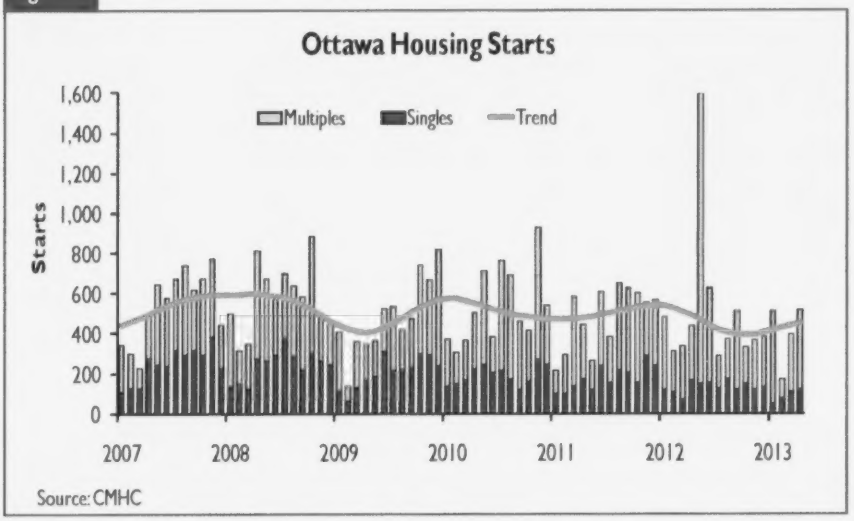
New Home Market

Ottawa starts rise in April

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in Ottawa Census Metropolitan Area (CMA) totalled 515 units in April compared to 441 a year earlier. The year-to-date pace posted a 1.3 percent rise from the same period in 2012.

Seasonally adjusted housing starts activity expanded in April driven almost entirely by an increase in condominium construction. Semi-detached construction also expanded substantially from a year earlier, but their market share remains low. Single-detached construction retreated both compared to April of last year, and in seasonally adjusted terms from the previous month.

Figure 1



*Ontario part of Ottawa-Gatineau CMA

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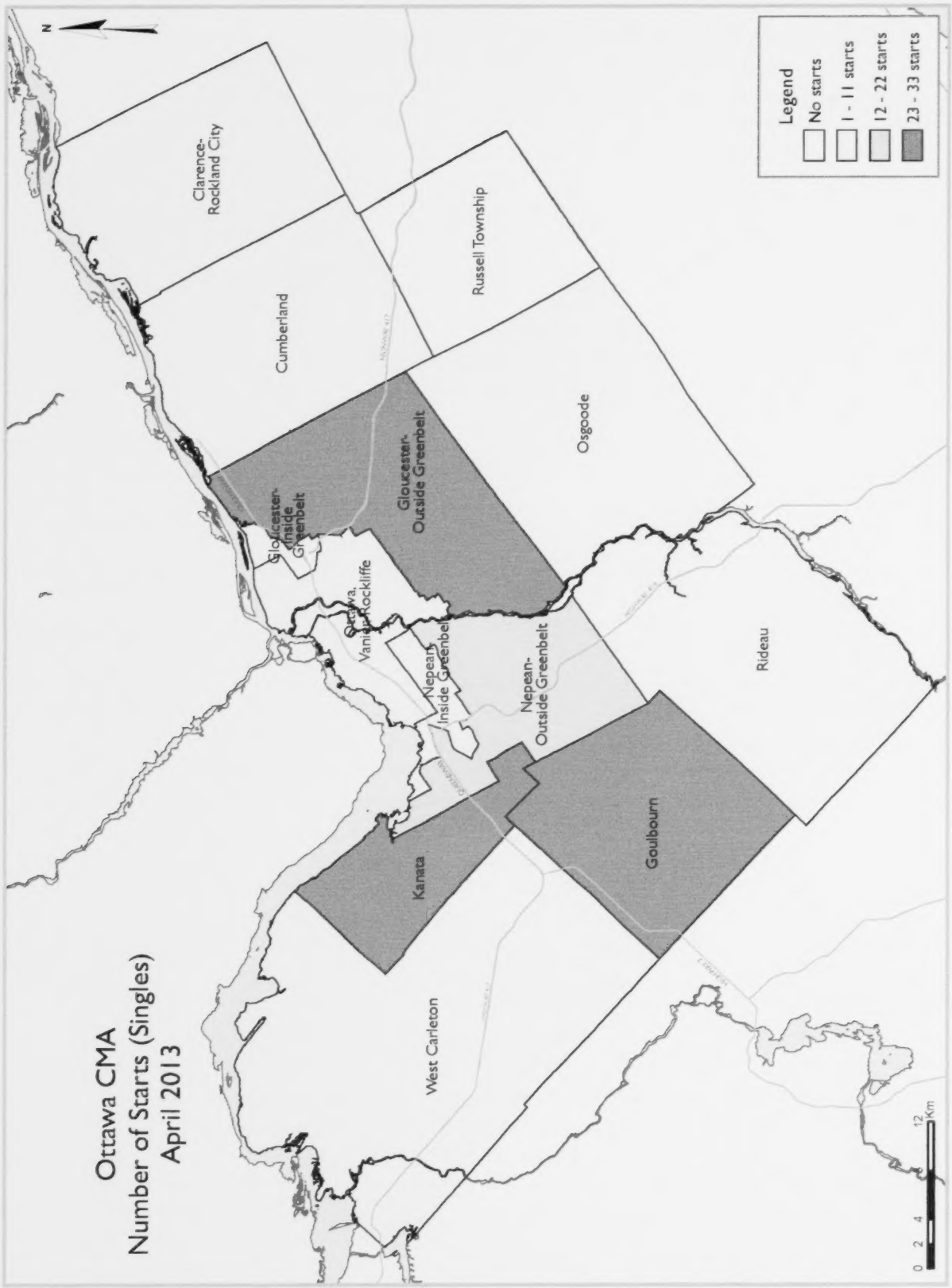
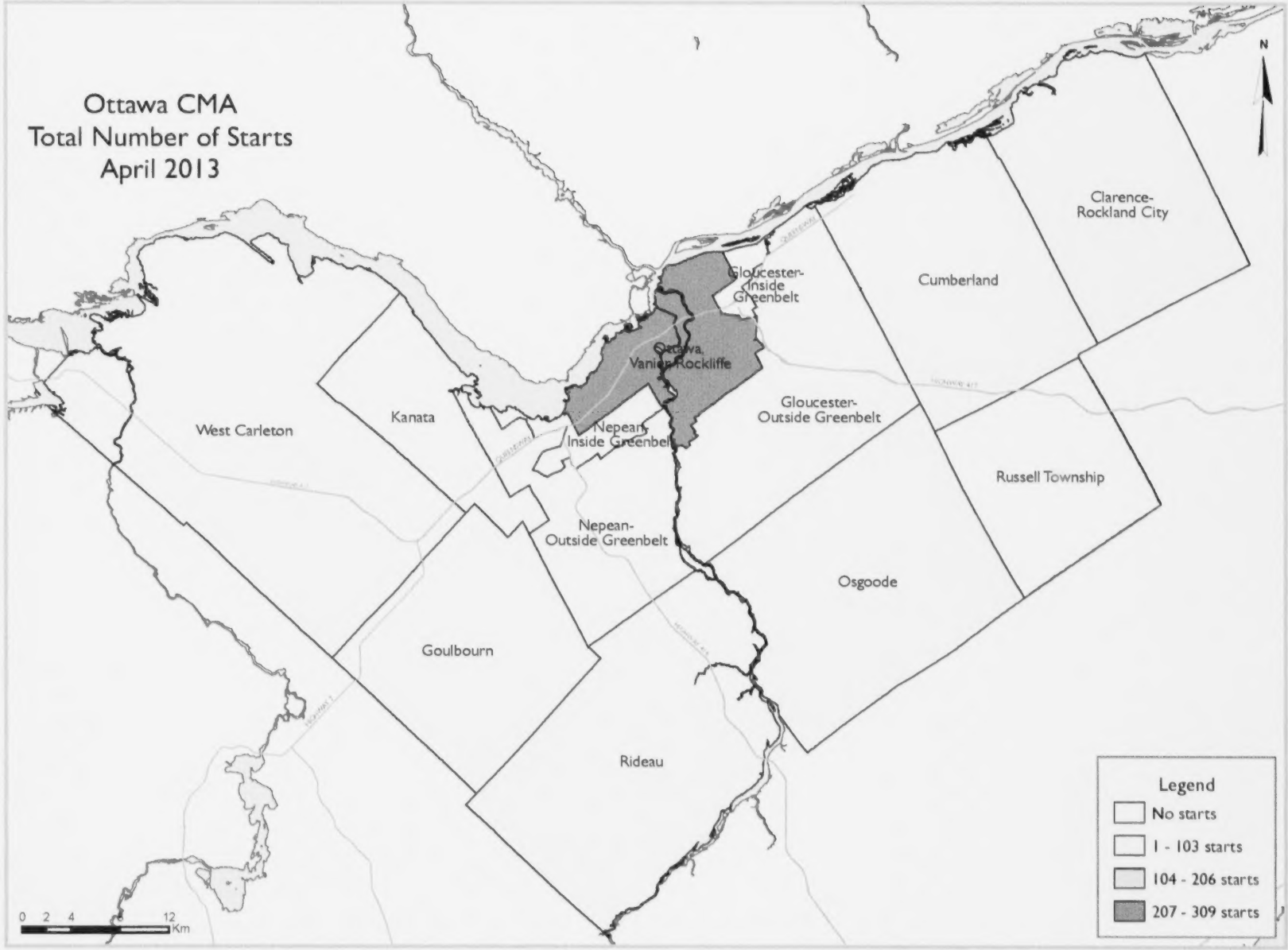
It is expected that single starts will moderate compared to the previous year and continue to move into the outskirts of the city. The year-to-date market share of singles declined to 22 per cent from 30 per cent in 2012 as robust construction of apartments so far this year continued to boost multiple starts market share.

In April, single starts continued to dominate suburban construction, whereby Gloucester outside the Greenbelt, Kanata, Goulbourn and Nepean outside Greenbelt in that order secured just over 80 per cent of all construction. Row starts mimicked this trend with Kanata and Gloucester outside the Greenbelt capturing close to half of all row starts. Condominium apartment construction was concentrated in the city core, which captured 96 per cent of all construction; the remaining apartments broke ground in Cumberland.

So far this year, the Ottawa city core has captured over half of all construction activity due to strong apartment construction, while Kanata captured 10 per cent and Nepean Outside another 9 per cent. Year-to-date activity other than in the city core is seeing strong growth in Goulbourn, Kanata and even West Carleton, but the latter area has a very small share of the market.

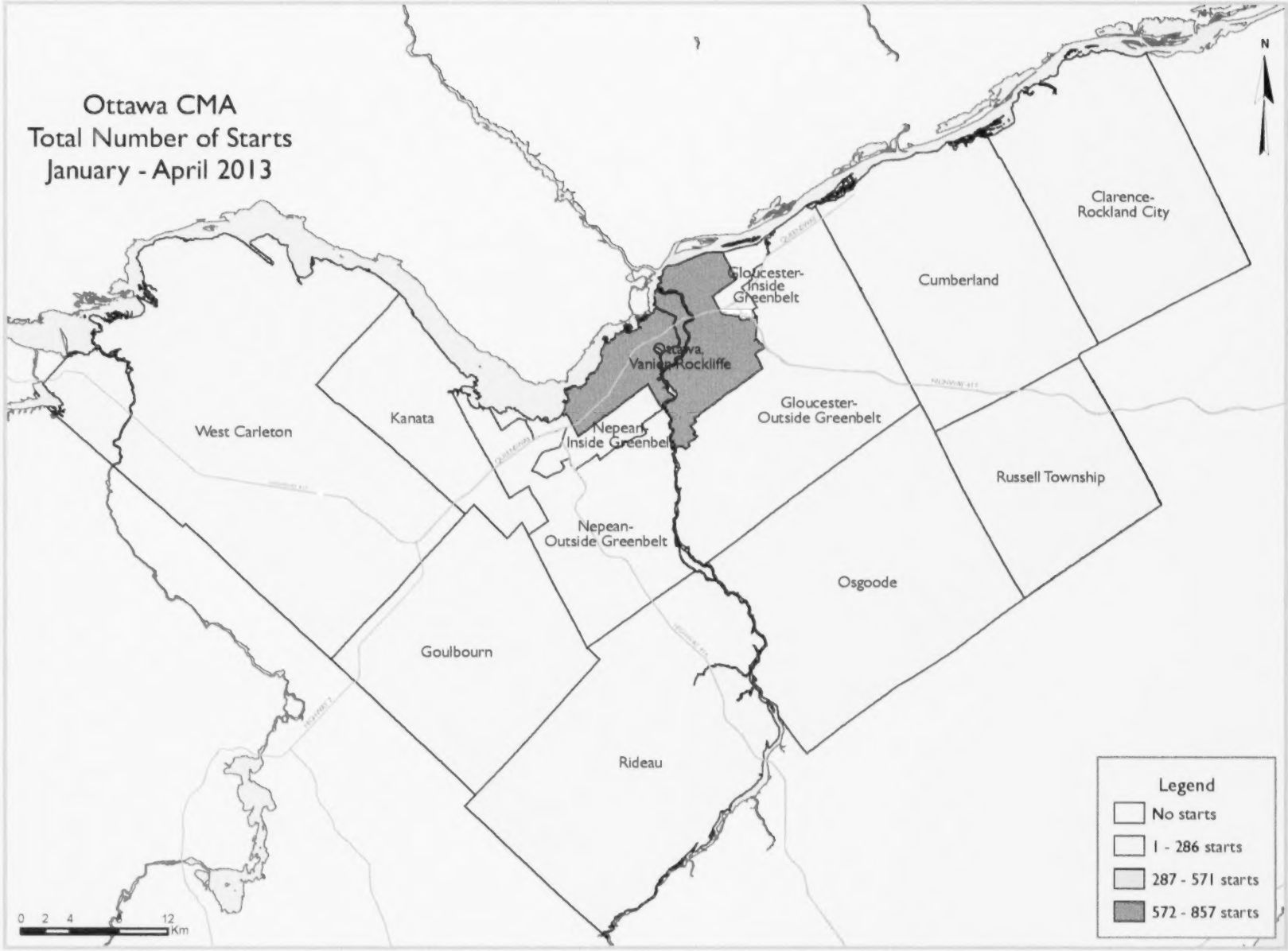
Ottawa CMA
Number of Starts (Multiples)
April 2013
N
Legend
No starts
7 - 106 starts
107 - 206 starts
207 - 306 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa Vanier-Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
April 2013
N
Legend
No starts
1 - 11 starts
12 - 22 starts
23 - 33 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Orleans-Vanier-Cumberland-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
April 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier,Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
1 - 103 starts
104 - 206 starts
207 - 309 starts
0 2 4 12
Km

Ottawa CMA
Number of Starts (Multiples)
January - April 2013
N
Legend
No starts
13 - 291 starts
292 - 570 starts
571 - 849 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Osgoode
Ottawa
Vanier
Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km

Ottawa CMA
Number of Starts (Singles)
January - April 2013
N
Legend
No starts
1 - 33 starts
34 - 66 starts
67 - 99 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - April 2013
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier,Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean,
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
1 - 286 starts
287 - 571 starts
572 - 857 starts
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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5	MLS® Residential Activity
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2013	121	42	51	0	0	298	0	3	515
April 2012	167	16	96	0	7	119	2	34	441
% Change	-27.5	162.5	-46.9	n/a	-100.0	150.4	-100.0	-91.2	16.8
Year-to-date 2013	355	80	277	0	0	878	0	6	1,596
Year-to-date 2012	471	48	524	0	7	458	2	65	1,575
% Change	-24.6	66.7	-47.1	n/a	-100.0	91.7	-100.0	-90.8	1.3
UNDER CONSTRUCTION									
April 2013	842	204	903	0	0	3,235	27	383	5,594
April 2012	1,108	134	1,340	0	7	1,780	8	237	4,614
% Change	-24.0	52.2	-32.6	n/a	-100.0	81.7	**	61.6	21.2
COMPLETIONS									
April 2013	92	36	114	0	0	58	0	37	337
April 2012	187	24	73	0	0	0	0	3	287
% Change	-50.8	50.0	56.2	n/a	n/a	n/a	n/a	**	17.4
Year-to-date 2013	455	102	463	0	0	350	4	37	1,411
Year-to-date 2012	563	96	449	0	0	618	2	151	1,879
% Change	-19.2	6.3	3.1	n/a	n/a	-43.4	100.0	-75.5	-24.9
COMPLETED & NOT ABSORBED									
April 2013	54	41	91	0	0	236	n/a	n/a	422
April 2012	49	35	115	0	2	174	n/a	n/a	375
% Change	10.2	17.1	-20.9	n/a	-100.0	35.6	n/a	n/a	12.5
ABSORBED									
April 2013	100	34	103	0	0	59	n/a	n/a	296
April 2012	183	19	58	0	1	20	n/a	n/a	281
% Change	-45.4	78.9	77.6	n/a	-100.0	195.0	n/a	n/a	5.3
Year-to-date 2013	463	100	464	0	0	363	n/a	n/a	1,390
Year-to-date 2012	555	95	440	0	2	568	n/a	n/a	1,660
% Change	-16.6	5.3	5.5	n/a	-100.0	-36.1	n/a	n/a	-16.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
April 2013	116	42	43	0	0	298	0	3	502
April 2012	154	16	96	0	7	119	2	34	428
Ottawa, Vanier, Rockcliffe									
April 2013	3	14	3	0	0	286	0	3	309
April 2012	10	4	0	0	7	119	0	34	174
Nepean inside greenbelt									
April 2013	1	0	0	0	0	0	0	0	1
April 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
April 2013	18	12	17	0	0	0	0	0	47
April 2012	73	0	29	0	0	0	0	0	102
Gloucester inside greenbelt									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2013	33	12	0	0	0	0	0	0	45
April 2012	29	6	16	0	0	0	0	0	51
Kanata									
April 2013	24	2	5	0	0	0	0	0	31
April 2012	3	4	39	0	0	0	0	0	46
Cumberland									
April 2013	5	2	10	0	0	12	0	0	29
April 2012	16	2	12	0	0	0	0	0	30
Goulbourn									
April 2013	23	0	8	0	0	0	0	0	31
April 2012	12	0	0	0	0	0	0	0	12
West Carleton									
April 2013	3	0	0	0	0	0	0	0	3
April 2012	5	0	0	0	0	0	2	0	7
Rideau									
April 2013	2	0	0	0	0	0	0	0	2
April 2012	0	0	0	0	0	0	0	0	0
Osgoode									
April 2013	4	0	0	0	0	0	0	0	4
April 2012	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
April 2013	5	0	8	0	0	0	0	0	13
April 2012	13	0	0	0	0	0	0	0	13
Russell Township									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
April 2013	121	42	51	0	0	298	0	3	515
April 2012	167	16	96	0	7	119	2	34	441

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
April 2013	784	198	850	0	0	3,203	27	379	5,441
April 2012	1,024	128	1,324	0	7	1,742	5	233	4,463
Ottawa, Vanier, Rockcliffe									
April 2013	65	92	20	0	0	2,588	27	42	2,834
April 2012	79	46	28	0	7	895	3	156	1,214
Nepean inside greenbelt									
April 2013	10	0	12	0	0	16	0	0	38
April 2012	12	0	7	0	0	16	0	69	104
Nepean outside greenbelt									
April 2013	69	48	147	0	0	224	0	124	612
April 2012	342	34	439	0	0	488	0	0	1,303
Gloucester inside greenbelt									
April 2013	2	0	19	0	0	44	0	0	65
April 2012	2	0	19	0	0	44	0	0	65
Gloucester outside greenbelt									
April 2013	115	24	121	0	0	66	0	0	326
April 2012	90	14	221	0	0	112	0	0	437
Kanata									
April 2013	151	32	274	0	0	88	0	152	697
April 2012	67	28	317	0	0	10	0	0	422
Cumberland									
April 2013	171	0	115	0	0	120	0	41	447
April 2012	127	0	157	0	0	133	0	0	417
Goulbourn									
April 2013	114	0	20	0	0	57	0	20	211
April 2012	206	2	58	0	0	44	0	8	318
West Carleton									
April 2013	39	2	122	0	0	0	0	0	163
April 2012	53	4	20	0	0	0	2	0	79
Rideau									
April 2013	13	0	0	0	0	0	0	0	13
April 2012	14	0	0	0	0	0	0	0	14
Osgoode									
April 2013	35	0	0	0	0	0	0	0	35
April 2012	32	0	58	0	0	0	0	0	90
Clarence-Rockland City									
April 2013	54	2	53	0	0	32	0	0	141
April 2012	82	2	16	0	0	38	3	0	141
Russell Township									
April 2013	4	4	0	0	0	0	0	4	12
April 2012	2	4	0	0	0	0	0	4	10
Ottawa-Gatineau CMA (Ontario portion)									
April 2013	842	204	903	0	0	3,235	27	383	5,594
April 2012	1,108	134	1,340	0	7	1,780	8	237	4,614

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
April 2013	90	36	114	0	0	58	0	37	335
April 2012	179	24	73	0	0	0	0	3	279
Ottawa, Vanier, Rockcliffe									
April 2013	12	10	6	0	0	0	0	37	65
April 2012	4	2	0	0	0	0	0	3	9
Nepean inside greenbelt									
April 2013	1	0	0	0	0	0	0	0	1
April 2012	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
April 2013	27	16	63	0	0	58	0	0	164
April 2012	49	4	14	0	0	0	0	0	67
Gloucester inside greenbelt									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	0	0	12	0	0	0	0	0	12
Gloucester outside greenbelt									
April 2013	10	6	0	0	0	0	0	0	16
April 2012	40	16	9	0	0	0	0	0	65
Kanata									
April 2013	5	0	33	0	0	0	0	0	38
April 2012	0	0	0	0	0	0	0	0	0
Cumberland									
April 2013	8	2	12	0	0	0	0	0	22
April 2012	40	2	38	0	0	0	0	0	80
Goulbourn									
April 2013	4	0	0	0	0	0	0	0	4
April 2012	26	0	0	0	0	0	0	0	26
West Carleton									
April 2013	11	2	0	0	0	0	0	0	13
April 2012	14	0	0	0	0	0	0	0	14
Rideau									
April 2013	3	0	0	0	0	0	0	0	3
April 2012	1	0	0	0	0	0	0	0	1
Osgoode									
April 2013	9	0	0	0	0	0	0	0	9
April 2012	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
April 2013	2	0	0	0	0	0	0	0	2
April 2012	5	0	0	0	0	0	0	0	5
Russell Township									
April 2013	0	0	0	0	0	0	0	0	0
April 2012	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
April 2013	92	36	114	0	0	58	0	37	337
April 2012	187	24	73	0	0	0	0	3	287

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
April 2013	49	41	91	0	0	217	n/a	n/a	398
April 2012	46	35	111	0	2	172	n/a	n/a	366
Ottawa, Vanier, Rockcliffe									
April 2013	20	23	10	0	0	83	n/a	n/a	136
April 2012	13	14	10	0	1	115	n/a	n/a	153
Nepean inside greenbelt									
April 2013	1	2	2	0	0	0	n/a	n/a	5
April 2012	1	2	0	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
April 2013	5	5	20	0	0	84	n/a	n/a	114
April 2012	6	9	18	0	1	43	n/a	n/a	77
Gloucester inside greenbelt									
April 2013	0	0	0	0	0	1	n/a	n/a	1
April 2012	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
April 2013	2	3	32	0	0	1	n/a	n/a	38
April 2012	3	3	29	0	0	1	n/a	n/a	36
Kanata									
April 2013	2	5	14	0	0	1	n/a	n/a	22
April 2012	2	4	15	0	0	2	n/a	n/a	23
Cumberland									
April 2013	11	1	10	0	0	42	n/a	n/a	64
April 2012	15	2	20	0	0	6	n/a	n/a	43
Goulbourn									
April 2013	2	1	0	0	0	5	n/a	n/a	8
April 2012	2	1	8	0	0	4	n/a	n/a	15
West Carleton									
April 2013	2	1	2	0	0	0	n/a	n/a	5
April 2012	2	0	3	0	0	0	n/a	n/a	5
Rideau									
April 2013	2	0	0	0	0	0	n/a	n/a	2
April 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
April 2013	2	0	1	0	0	0	n/a	n/a	3
April 2012	2	0	8	0	0	0	n/a	n/a	10
Clarence-Rockland City									
April 2013	4	0	0	0	0	0	n/a	n/a	4
April 2012	3	0	4	0	0	0	n/a	n/a	7
Russell Township									
April 2013	1	0	0	0	0	19	n/a	n/a	20
April 2012	0	0	0	0	0	2	n/a	n/a	2
Ottawa-Gatineau CMA (Ontario portion)									
April 2013	54	41	91	0	0	236	n/a	n/a	422
April 2012	49	35	115	0	2	174	n/a	n/a	375

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
April 2013	98	34	103	0	0	59	n/a	n/a	294
April 2012	174	19	58	0	1	20	n/a	n/a	272
Ottawa, Vanier, Rockcliffe									
April 2013	18	9	4	0	0	2	n/a	n/a	33
April 2012	2	0	1	0	1	20	n/a	n/a	24
Nepean inside greenbelt									
April 2013	1	0	0	0	0	0	n/a	n/a	1
April 2012	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
April 2013	27	15	55	0	0	54	n/a	n/a	151
April 2012	49	2	10	0	0	0	n/a	n/a	61
Gloucester inside greenbelt									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	0	0	13	0	0	0	n/a	n/a	13
Gloucester outside greenbelt									
April 2013	10	6	0	0	0	0	n/a	n/a	16
April 2012	40	16	4	0	0	0	n/a	n/a	60
Kanata									
April 2013	5	1	31	0	0	1	n/a	n/a	38
April 2012	0	0	0	0	0	0	n/a	n/a	0
Cumberland									
April 2013	11	2	11	0	0	2	n/a	n/a	26
April 2012	37	1	30	0	0	0	n/a	n/a	68
Goulbourn									
April 2013	4	0	0	0	0	0	n/a	n/a	4
April 2012	26	0	0	0	0	0	n/a	n/a	26
West Carleton									
April 2013	10	1	2	0	0	0	n/a	n/a	13
April 2012	14	0	0	0	0	0	n/a	n/a	14
Rideau									
April 2013	3	0	0	0	0	0	n/a	n/a	3
April 2012	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
April 2013	9	0	0	0	0	0	n/a	n/a	9
April 2012	5	0	0	0	0	0	n/a	n/a	5
Clarence-Rockland City									
April 2013	2	0	0	0	0	0	n/a	n/a	2
April 2012	6	0	0	0	0	0	n/a	n/a	6
Russell Township									
April 2013	0	0	0	0	0	0	n/a	n/a	0
April 2012	3	0	0	0	0	0	n/a	n/a	3
Ottawa-Gatineau CMA (Ontario portion)									
April 2013	100	34	103	0	0	59	n/a	n/a	296
April 2012	183	19	58	0	1	20	n/a	n/a	281

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Ottawa City	116	154	42	18	43	103	301	153	502	428	17.3
Ottawa, Vanier, Rockcliffe	6	20	28	8	6	14	578	306	618	348	77.6
Nepean inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Nepean outside greenbelt	36	146	24	0	34	58	0	0	94	204	-53.9
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	66	58	24	12	0	32	0	0	90	102	-11.8
Kanata	48	6	4	8	10	78	0	0	62	92	-32.6
Cumberland	10	32	4	4	20	24	24	0	58	60	-3.3
Goulbourn	46	24	0	0	16	0	0	0	62	24	158.3
West Carleton	6	10	0	4	0	0	0	0	6	14	-57.1
Rideau	4	0	0	0	0	0	0	0	4	0	n/a
Osgoode	8	12	0	0	0	0	0	0	8	12	-33.3
Clarence-Rockland City	5	13	0	0	8	0	0	0	13	13	0.0
Russell Township	0	0	0	0	0	0	0	0	0	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	121	167	42	18	51	103	301	153	515	441	16.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	336	446	80	48	256	527	892	513	1,564	1,534	2.0
Ottawa, Vanier, Rockcliffe	16	38	80	16	6	14	1,612	870	1,714	938	82.7
Nepean inside greenbelt	2	4	0	0	0	0	0	0	2	4	-50.0
Nepean outside greenbelt	92	350	36	28	102	490	48	52	278	920	-69.8
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	90	170	24	28	84	328	0	56	198	582	-66.0
Kanata	198	36	12	8	136	162	0	0	346	206	68.0
Cumberland	54	82	4	8	32	60	96	48	186	198	-6.1
Goulbourn	168	144	0	4	28	0	28	0	224	148	51.4
West Carleton	16	38	4	4	124	0	0	0	144	42	**
Rideau	14	4	0	0	0	0	0	0	14	4	**
Osgoode	22	26	0	0	0	0	0	0	22	26	-15.4
Clarence-Rockland City	16	21	0	0	13	4	0	10	29	35	-17.1
Russell Township	3	4	0	2	0	0	0	0	3	6	-50.0
Ottawa-Gatineau CMA (Ontario Portion)	355	471	80	50	269	531	892	523	1,596	1,575	1.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Ottawa City	43	103	0	0	298	119	3	34
Ottawa, Vanier, Rockcliffe	6	14	0	0	572	238	6	68
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	34	58	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	32	0	0	0	0	0	0
Kanata	10	78	0	0	0	0	0	0
Cumberland	20	24	0	0	24	0	0	0
Goulbourn	16	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	8	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	51	103	0	0	298	119	3	34

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	256	527	0	0	886	448	6	65
Ottawa, Vanier, Rockcliffe	6	14	0	0	1,600	740	12	130
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	102	490	0	0	48	52	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	84	328	0	0	0	56	0	0
Kanata	136	162	0	0	0	0	0	0
Cumberland	32	60	0	0	96	48	0	0
Goulbourn	28	0	0	0	28	0	0	0
West Carleton	124	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	13	4	0	0	0	10	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	269	531	0	0	886	458	6	65

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Ottawa City	201	266	298	126	3	36	502	428
Ottawa, Vanier, Rockcliffe	40	28	572	252	6	68	618	348
Nepean inside greenbelt	2	0	0	0	0	0	2	0
Nepean outside greenbelt	94	204	0	0	0	0	94	204
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	90	102	0	0	0	0	90	102
Kanata	62	92	0	0	0	0	62	92
Cumberland	34	60	24	0	0	0	58	60
Goulbourn	62	24	0	0	0	0	62	24
West Carleton	6	10	0	0	0	4	6	14
Rideau	4	0	0	0	0	0	4	0
Osgoode	8	12	0	0	0	0	8	12
Clarence-Rockland City	13	13	0	0	0	0	13	13
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	214	279	298	126	3	36	515	441

Table 2.5: Starts by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	680	1,012	878	455	6	67	1,564	1,534
Ottawa, Vanier, Rockcliffe	102	54	1,600	754	12	130	1,714	938
Nepean inside greenbelt	2	4	0	0	0	0	2	4
Nepean outside greenbelt	230	868	48	52	0	0	278	920
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	198	526	0	56	0	0	198	582
Kanata	346	206	0	0	0	0	346	206
Cumberland	106	150	80	48	0	0	186	198
Goulbourn	196	148	28	0	0	0	224	148
West Carleton	144	38	0	0	0	4	144	42
Rideau	14	4	0	0	0	0	14	4
Osgoode	22	26	0	0	0	0	22	26
Clarence-Rockland City	29	25	0	10	0	0	29	35
Russell Township	3	6	0	0	0	0	3	6
Ottawa-Gatineau CMA (Ontario Portion)	712	1,043	878	465	6	67	1,596	1,575

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Ottawa City	90	179	36	24	114	73	95	3	335	279	20.1
Ottawa, Vanier, Rockcliffe	24	8	20	4	12	0	74	6	130	18	**
Nepean inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Nepean outside greenbelt	54	98	32	8	126	28	116	0	328	134	144.8
Gloucester inside greenbelt	0	0	0	0	0	24	0	0	0	24	-100.0
Gloucester outside greenbelt	20	80	12	32	0	18	0	0	32	130	-75.4
Kanata	10	0	0	0	66	0	0	0	76	0	n/a
Cumberland	16	80	4	4	24	76	0	0	44	160	-72.5
Goulbourn	8	52	0	0	0	0	0	0	8	52	-84.6
West Carleton	22	28	4	0	0	0	0	0	26	28	-7.1
Rideau	6	2	0	0	0	0	0	0	6	2	200.0
Osgoode	18	10	0	0	0	0	0	0	18	10	80.0
Clarence-Rockland City	2	5	0	0	0	0	0	0	2	5	-60.0
Russell Township	0	3	0	0	0	0	0	0	0	3	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	92	187	36	24	114	73	95	3	337	287	17.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	399	520	98	94	463	445	387	767	1,347	1,826	-26.2
Ottawa, Vanier, Rockcliffe	60	52	68	52	30	24	316	1,138	474	1,266	-62.6
Nepean inside greenbelt	6	6	0	0	0	0	0	0	6	6	0.0
Nepean outside greenbelt	180	254	48	60	364	310	444	56	1,036	680	52.4
Gloucester inside greenbelt	0	0	0	0	0	24	0	0	0	24	-100.0
Gloucester outside greenbelt	118	154	16	40	194	158	0	0	328	352	-6.8
Kanata	72	76	36	28	206	112	0	292	314	508	-38.2
Cumberland	82	216	24	8	132	160	0	48	238	432	-44.9
Goulbourn	100	126	0	0	0	26	14	0	114	152	-25.0
West Carleton	66	78	4	0	0	0	0	0	70	78	-10.3
Rideau	24	24	0	0	0	0	0	0	24	24	0.0
Osgoode	90	54	0	0	0	76	0	0	90	130	-30.8
Clarence-Rockland City	27	21	0	2	0	4	0	2	27	29	-6.9
Russell Township	29	22	8	2	0	0	0	0	37	24	54.2
Ottawa-Gatineau CMA (Ontario Portion)	455	563	106	98	463	449	387	769	1,411	1,879	-24.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Ottawa City	114	73	0	0	58	0	37	3
Ottawa, Vanier, Rockcliffe	12	0	0	0	0	0	74	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	126	28	0	0	116	0	0	0
Gloucester inside greenbelt	0	24	0	0	0	0	0	0
Gloucester outside greenbelt	0	18	0	0	0	0	0	0
Kanata	66	0	0	0	0	0	0	0
Cumberland	24	76	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	114	73	0	0	58	0	37	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	463	445	0	0	350	618	37	149
Ottawa, Vanier, Rockcliffe	30	24	0	0	242	1,132	74	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	364	310	0	0	444	56	0	0
Gloucester inside greenbelt	0	24	0	0	0	0	0	0
Gloucester outside greenbelt	194	158	0	0	0	0	0	0
Kanata	206	112	0	0	0	0	0	292
Cumberland	132	160	0	0	0	48	0	0
Goulbourn	0	26	0	0	14	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	76	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	0	0	2
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	463	449	0	0	350	618	37	151

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Ottawa City	240	276	58	0	37	3	335	279
Ottawa, Vanier, Rockcliffe	56	12	0	0	74	6	130	18
Nepean inside greenbelt	2	0	0	0	0	0	2	0
Nepean outside greenbelt	212	134	116	0	0	0	328	134
Gloucester inside greenbelt	0	24	0	0	0	0	0	24
Gloucester outside greenbelt	32	130	0	0	0	0	32	130
Kanata	76	0	0	0	0	0	76	0
Cumberland	44	160	0	0	0	0	44	160
Goulbourn	8	52	0	0	0	0	8	52
West Carleton	26	28	0	0	0	0	26	28
Rideau	6	2	0	0	0	0	6	2
Osgoode	18	10	0	0	0	0	18	10
Clarence-Rockland City	2	5	0	0	0	0	2	5
Russell Township	0	3	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario Portion)	242	284	58	0	37	3	337	287

Table 3.5: Completions by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	960	1,057	350	618	37	151	1,347	1,826
Ottawa, Vanier, Rockcliffe	158	124	242	1,132	74	10	474	1,266
Nepean inside greenbelt	6	6	0	0	0	0	6	6
Nepean outside greenbelt	592	624	444	56	0	0	1,036	680
Gloucester inside greenbelt	0	24	0	0	0	0	0	24
Gloucester outside greenbelt	328	352	0	0	0	0	328	352
Kanata	314	216	0	0	0	292	314	508
Cumberland	238	384	0	48	0	0	238	432
Goulbourn	100	152	14	0	0	0	114	152
West Carleton	70	78	0	0	0	0	70	78
Rideau	24	24	0	0	0	0	24	24
Osgoode	90	130	0	0	0	0	90	130
Clarence-Rockland City	27	27	0	0	0	2	27	29
Russell Township	33	24	0	0	4	0	37	24
Ottawa-Gatineau CMA (Ontario Portion)	1,020	1,108	350	618	41	153	1,411	1,879

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
April 2013	0	0.0	3	4.6	4	6.2	20	30.8	38	58.5	65	516,900	554,573
April 2012	1	0.6	24	15.2	43	27.2	34	21.5	56	35.4	158	459,150	468,655
Year-to-date 2013	0	0.0	38	12.8	42	14.2	73	24.7	143	48.3	296	496,900	518,701
Year-to-date 2012	2	0.5	55	12.8	81	18.9	125	29.1	166	38.7	429	474,900	491,225
Ottawa, Vanier, Rockcliffe													
April 2013	0	0.0	0	0.0	0	0.0	2	9.1	20	90.9	22	530,900	598,564
April 2012	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	6.3	30	93.8	32	699,900	699,556
Year-to-date 2012	2	6.3	0	0.0	0	0.0	2	6.3	28	87.5	32	774,950	807,900
Nepean inside greenbelt													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
April 2013	0	0.0	6	13.0	2	4.3	12	26.1	26	56.5	46	508,400	514,702
April 2012	0	0.0	18	18.4	28	28.6	26	26.5	26	26.5	98	425,200	454,585
Year-to-date 2013	0	0.0	36	21.2	12	7.1	44	25.9	78	45.9	170	496,900	492,527
Year-to-date 2012	0	0.0	42	17.5	56	23.3	68	28.3	74	30.8	240	462,650	465,537
Gloucester inside greenbelt													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
April 2013	0	0.0	0	0.0	0	0.0	12	60.0	8	40.0	20	487,900	512,900
April 2012	0	0.0	2	2.8	0	0.0	26	36.1	44	61.1	72	523,900	515,836
Year-to-date 2013	0	0.0	4	3.6	22	19.6	50	44.6	36	32.1	112	466,400	469,050
Year-to-date 2012	2	1.4	2	1.4	0	0.0	56	38.9	84	58.3	144	507,900	507,018
Kanata													
April 2013	0	0.0	0	0.0	6	60.0	2	20.0	2	20.0	10	415,800	489,040
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	2	2.9	24	35.3	10	14.7	32	47.1	68	464,200	515,982
Year-to-date 2012	0	0.0	6	10.3	4	6.9	24	41.4	24	41.4	58	468,500	499,134
Cumberland													
April 2013	0	0.0	0	0.0	0	0.0	6	42.9	8	57.1	14	500,900	527,614
April 2012	0	0.0	24	32.4	34	45.9	6	8.1	10	13.5	74	390,990	402,646
Year-to-date 2013	0	0.0	20	25.6	26	33.3	18	23.1	14	17.9	78	404,900	426,082
Year-to-date 2012	0	0.0	54	26.0	70	33.7	66	31.7	18	8.7	208	408,445	418,482
Goulbourn													
April 2013	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	--	--
April 2012	0	0.0	4	7.7	24	46.2	10	19.2	14	26.9	52	417,990	452,358
Year-to-date 2013	0	0.0	14	15.6	0	0.0	16	17.8	60	66.7	90	546,900	541,627
Year-to-date 2012	0	0.0	4	3.8	32	30.8	28	26.9	40	38.5	104	474,900	477,321

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
April 2013	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	638,900	663,920
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	553,900	588,700
Year-to-date 2012	0	0.0	2	4.3	0	0.0	4	8.7	40	87.0	46	547,900	573,309
Rideau													
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	925,000	908,133
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	779,950	794,450
Osgoode													
April 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	869,900	788,386
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	674,900	666,986
Clarence-Rockland City													
April 2013	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
April 2012	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	3	14.3	10	47.6	7	33.3	1	4.8	0	0.0	21	365,000	357,104
Year-to-date 2012	11	55.0	6	30.0	2	10.0	1	5.0	0	0.0	20	286,400	312,600
Russell Township													
April 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	13	46.4	8	28.6	7	25.0	0	0.0	28	378,100	391,664
Year-to-date 2012	0	0.0	9	56.3	6	37.5	1	6.3	0	0.0	16	370,550	386,261
Ottawa-Gatineau CMA (Ontario portion)													
April 2013	0	0.0	4	6.0	5	7.5	20	29.9	38	56.7	67	508,900	549,414
April 2012	2	1.2	27	16.7	43	26.5	34	21.0	56	34.6	162	449,400	464,909
Year-to-date 2013	3	0.9	61	17.7	57	16.5	81	23.5	143	41.4	345	471,900	498,554
Year-to-date 2012	13	2.8	70	15.1	89	19.1	127	27.3	166	35.7	465	463,900	479,931

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2013

Submarket	April 2013	April 2012	% Change	YTD 2013	YTD 2012	% Change
Ottawa City	554,573	468,655	18.3	518,701	491,225	5.6
Ottawa, Vanier, Rockcliffe	598,564	--	n/a	699,556	807,900	-13.4
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	514,702	454,585	13.2	492,527	465,537	5.8
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	512,900	515,836	-0.6	469,050	507,018	-7.5
Kanata	489,040	--	n/a	515,982	499,134	3.4
Cumberland	527,614	402,646	31.0	426,082	418,482	1.8
Goulbourn	--	452,358	n/a	541,627	477,321	13.5
West Carleton	--	663,920	n/a	588,700	573,309	2.7
Rideau	--	--	n/a	908,133	794,450	14.3
Osgoode	--	--	n/a	788,386	666,986	18.2
Clarence-Rockland City	--	--	n/a	357,104	312,600	14.2
Russell Township	--	--	n/a	391,664	386,261	1.4
Ottawa-Gatineau CMA (Ontario Portion)	549,414	464,909	18.2	498,554	479,931	3.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
April 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	690	0.4	1,269	1,706	2,175	58.3	349,525	6.0	342,371
	February	1,026	8.9	1,237	2,249	2,259	54.8	349,797	3.6	358,206
	March	1,404	12.6	1,269	2,948	2,342	54.2	353,714	1.7	364,604
	April	1,581	2.1	1,194	3,011	2,275	52.5	363,938	3.4	359,946
	May	1,921	15.2	1,251	3,549	2,491	50.2	363,502	3.0	355,986
	June	1,675	-2.8	1,215	2,786	2,286	53.1	354,690	0.0	346,491
	July	1,382	3.4	1,219	2,528	2,415	50.5	340,352	-0.8	341,658
	August	1,149	-14.8	1,155	2,333	2,410	47.9	347,673	2.4	348,427
	September	1,011	-17.1	1,161	2,472	2,471	47.0	353,984	5.0	355,600
	October	1,092	0.8	1,157	2,205	2,349	49.3	347,581	2.3	353,633
	November	938	-9.0	1,176	1,716	2,401	49.0	350,211	0.7	354,743
	December	628	-12.2	1,194	829	2,458	48.6	336,856	0.5	349,523
2013	January	610	-11.6	1,099	2,001	2,440	45.0	343,382	-1.8	334,933
	February	924	-9.9	1,164	2,273	2,475	47.0	348,386	-0.4	354,345
	March	1,182	-15.8	1,164	2,898	2,536	45.9	359,321	1.6	359,005
	April	1,586	0.3	1,101	3,533	2,402	45.8	372,188	2.3	367,499
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,120	8.5		6,903			351,500	3.3	
	Q1 2013	2,716	-12.9		7,172			352,021	0.1	
	YTD 2012	4,701	6.2		9,914			355,683	3.3	
	YTD 2013	4,302	-8.5		10,705			359,456	1.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2013

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.1	120.6	532	5.7	72.1	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	537	6.2	73.0	1,033
	April	607	3.20	5.44	115.0	122.4	540	6.2	73.3	1,041
	May	601	3.20	5.34	115.4	122.3	541	6.2	73.2	1,056
	June	595	3.20	5.24	115.9	121.4	538	6.1	72.7	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.5	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	534	6.5	72.2	1,037
	September	595	3.10	5.24	116.2	121.9	536	6.6	72.6	1,033
	October	595	3.10	5.24	116.4	122.1	540	6.6	72.9	1,024
	November	595	3.10	5.24	116.8	121.9	542	6.7	73.2	1,014
	December	595	3.00	5.24	116.8	121.2	545	6.6	73.5	1,006
2013	January	595	3.00	5.24	116.6	121.3	545	6.3	73.2	1,014
	February	595	3.00	5.24	116.4	122.7	544	6.1	72.7	1,019
	March	590	3.00	5.14	116.5	123.1	535	6.1	71.5	1,032
	April	590	3.00	5.14		122.8	529	6.1	70.5	1,040
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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